

1 **LELY COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **Board of Supervisors Workshop**
4 **February 20, 2019**
5

6 A workshop of the Supervisors of Lely Community Development District was held on
7 Wednesday, February 20, 2018 at 1:00 p.m. at the LCDD Maintenance Building.
8

9 **SUPERVISORS PRESENT:** Gerry Campkin, Chairman
10 William Lee, Vice Chairman
11 Kenneth Drum, Secretary
12 Harold Ousley, Treasurer
13 Anne Marie Bularzik, Supervisor, Assistant Secretary
14 **ALSO PRESENT:** Neil Dorrill, Manager, Dorrill Management Group
15 Kevin Carter, Operations Manager
16 Tony Pires, District Counsel
17 Freddie Bowers, Director of Community Patrol
18
19

20 **WORKSHOP:** Landscaping
21

22 Mrs. Ellen Goetz was introduced to the Board, and gave a brief history of her background and
23 the projects she has worked on, which included Bonita Bay and the Fifth Avenue streetscape,
24 among others.
25

26 Her firm was asked to look at the streetscape from a user point of view along Lely Resort
27 Boulevard, Grand Lely Drive, Celeste Way and Wildflower Way as it relates to the streetscape of
28 trees and palms.
29

30 Mrs. Goetz noted that Lely has reached a point where some of the first plants and trees
31 selected should be replaced as some have been hit by lightning and affected by other things
32 over the years. Her company was asked to look at that replacement, along with considering
33 the need for shade along some of the walkways, with an eye to what will be resilient and
34 sustainable going forward.
35

36 A photoshop presentation was made, showing some of the ideas for these four roads, and
37 before and after pictures showing what the roads will look like after the work is done.
38 Starting with Lely Resort Boulevard, Mrs. Goetz noted that the aerials show a fairly empty

1 **Lely CDD Workshop – Minutes**
2 **February 20, 2019**
3 **Page 2**

4
5 roadway presently as it relates to trees and palms. Typical sections were taken from the four
6 roadways where the new streetscape could be illustrated. The ideas were to put canopy trees
7 in the medians. With the exception of Celeste Drive, anything with a large root system could
8 not be used, but small, flowering trees and palms were also looked at for some of the segments
9 of these roadways. The old Queen palms will be removed.

10
11 As it relates to the budget for this work, they looked into breaking the work into segments to
12 accomplish what the Lely Board requested, while keeping within the budget.
13 The different segments they created for the photoshop pictures were shown as to what would
14 be used in the streetscaping. Before and after pictures were then shown for each segment, and
15 they were all slightly different in order to fit in with the surrounding roadway,

16
17 Mrs. Goetz advised those present that they have learned that in the biological world it is very
18 important to diversify species. Miles of Queen Palms were planted when Lely was first created,
19 but over time they have been susceptible to disease and storms. Diversifying will prevent loss
20 of a large amount of trees or palms should any be attacked by disease. Diversity also lends
21 character to the different roadways.

22
23 It was noted as well that Celeste Drive was very different, with very generous areas where
24 there is room to do several plantings. The selected segment showed palms and flowering trees,
25 and several options as well.
26 Wildflower way was also shown with examples of Sabal palms and several good canopy tree
27 varieties.

28
29 Mr. Campkin asked the Board members if they had any questions, and Mr. Lee asked how the
30 costs will be determined. Mrs. Goetz indicated that the next phase will be to calculate what
31 the costs will be on any particular section, based upon the existing conditions on each road.
32 Eighty feet is too far apart between plantings, and forty feet would be ideal.

33 Mr. Ousley felt that they should stay away from Oaks as several were knocked down during the
34 storm. Mrs. Goetz noted that this past hurricane, which was a very bad storm, brought down
35 different kinds of trees all over the county, as no tree is perfect.

36 Dr. Bularzik asked about costs that should be budgeted to complete this work, and Mrs. Goetz
37 indicated that she did not have that number, but Mr. Dorrill added that estimates will be
38 developed, but today was for concepts for the Board to consider. If the Board approves it,

1 **Lely CDD Workshop - Minutes**

2 **February 20, 2019**

3 **Page 3**

4

5 then further design development work will be done, as there will be attendant costs such as
6 irrigation. A project budget will then be developed.

7

8 Mr. Drum noted that the County does not look favorably on planting live oaks, and all the
9 sidewalks along the roadways belong to the County. The roots of these trees push up the
10 sidewalks, which the County has to repair. He asked Mrs. Goetz if the roadways would look
11 odd if they did the work incrementally and there were different stages of growth throughout
12 Lely.

13 Mrs. Goetz noted that palms grow much more quickly than canopy trees, and the differential
14 would be more obvious in a section where there were more canopy trees. Celeste, for example,
15 is where more canopy trees may be planted. She suggested that the Board may want to do
16 most of that work as the first budgeted section. The other sections will have several palms,
17 which are readily available. Additionally, oak trees are not being contemplated near any
18 sidewalks.

19 Mr. Drum also noted that in the hurricane of nine years ago, several large palms were blown
20 down along Celeste, and after paying roughly \$200,000 to replace them, they blew down again
21 during Irma. In response to Mr. Drum's question about the best way to do the plantings, Mrs.
22 Goetz indicated that they could do one roadway at a time, or they could do certain sections or
23 nodes of each roadway at the same time. This would be up to the Board and the budget
24 determinations.

25 She added that if they did enough of each roadway so as to keep it from looking odd, then
26 additional plantings could be added in the next phase.

27 There is a standard cost for each "node" that is put in, which will help determine what the
28 ultimate costs will be. (Mr. Lee's comments were inaudible.)

29

30 Mr. Dorrill noted that he will do a cash flow analysis as well, but the Board could open a line of
31 credit and do all the work and then pay it off in three to five years. He will provide the Board
32 with some cash flow structures to enable them to make some decisions once the budget
33 number from Mrs. Goetz is received.

34

35 Mr. Campkin then opened the discussion to the members of the audience, and Mrs. **Parr
36 from Ole noted that she liked the idea of flowering trees, and wondered when the Poinciana
37 bloomed. Mrs. Goetz indicated that it blooms during May, June and July, and is a summer
38 bloomer. This is why they would use other flowing trees as well to provide color all year

1 **Lely CDD Workshop - Minutes**

2 **February 20, 2019**

3 **Page 4**

4

5 around. Mrs. **Parr added that she is opposed to Foxtail Palms as they need heavy
6 fertilization, which is a big issue in Florida as it relates to the waterways. Mrs. Goetz noted that
7 fertilizer, when used properly, does not harm the waterways, and additionally, fertilizer is
8 expensive, and Mr. Carter will be very mindful of its use. All of the plants that are
9 contemplated, with the exception of the Sabal Palm, which is native, will need some
10 fertilization in order to prosper.

11 Mr. Lee commented on the stormwater management system in Lely, indicating that it is very
12 elaborate, and the County makes use of it as well in some areas.

13

14 Chuck Nelson indicated that he liked everything he has heard, and Poincianas were a favorite,
15 which he would like to see along Lely Resort Boulevard. He has Foxtail Palms, and he has never
16 had a problem with them, and likes them very much as well.

17 (Some inaudible discussion)

18 Mr. Nelson also liked the concepts presented by Mrs. Goetz. He would like to see a great deal
19 of the work done up front rather than stringing it out, and felt that ways to do this could be
20 found. Mr. Lee agreed.

21

22 Ronald Limpus from Ole agreed with Mr. Nelson on the presentation today, and complimented
23 Mrs. Goetz on the variety of plantings she was suggesting along the roadways. He also
24 appreciated the thought that was put into plantings so no issues would be had with sidewalks
25 and curbing along the roads, and agreed that the proper number of nodes should be put in so
26 there are not long stretches of unplanted areas.

27 Mr. Limpus also agreed that different options should be looked at as it relates to financing, and
28 he agreed with the idea of doing as much as possible up front, and to consider different options
29 for financing that.

30

31 Ken Parr from Ole asked Mrs. Goetz if she had given any thought to designing around some of
32 the features that are already in place along the roadways, noting that there are some Royal
33 Palms that could be used, even if it is a loan tree where the others around it have died. Mrs.
34 Goetz indicated that they would certainly do that, depending on the type of tree it is. Royal
35 Palms should be saved unless they are ill, and worked into the fabric of the landscape. She
36 added that Queen Palms are more trouble than they are worth, and that those should come
37 down. Mrs. Goetz was also asked if there was any thought being given to doing any lower
38 landscaping, and Dr. Bularzik indicated that they must be less than two feet in height.

1 **Lely CCD Workshop - Minutes**

2 **February 20, 2019**

3 **Page 5**

4

5 Mr. Dorrill advised that the initial emphasis for this presentation was for canopy trees and
6 color, along with hurricane, cold and drought survivability. At this point not a lot of thought has
7 been given to ground cover or lower level shrubs.

8

9 Kathy *** from the Signature Club liked all the ideas, and added that color was very important
10 from her perspective, and asked if brighter colors and/or those that bloomed longer could be
11 used. Mr. Goetz shared her thoughts about color, noting that most of the residents have come
12 to this subtropical climate from somewhere else, and most of her clients in the area indicate
13 that they want more color. She advised that flowering trees are more problematic to take care
14 of long term, and have a periodic value as only a few of them flower all year long. She will give
15 the District a treescape that lasts for a long time, as these trees will be in the greater roadways
16 and more care must be taken. That being said, Lely should have some of these heritage
17 flowering trees as part of the streetscape, and she will plan it as much as possible so that
18 something is always blooming.

19 Mr. Lee pointed out that at certain times of the year the Oaks drop their leaves, which should
20 be another consideration.

21

22 Mr. **Tabor from Ole advised the Board members that Celeste always seems to be the poor
23 neighbor compared to the other big roadways in Lely. The intersection of Tiger and Celeste is in
24 very bad shape, and is not being kept up. He felt that there should be more emphasis on
25 Celeste than some of the other area. Mr. Dorrill noted that this project began on Celeste as
26 there was so much devastation on it.

27 Mrs. Goetz indicated that she loved how wide that area is, and they can have a great diversity
28 planted there.

29

30 Mrs. *** wondered if they could do a better job of keeping the shrubs along Triangle a little
31 lower, particularly around the back of Publix, as there is a line-of-sight issue there. Mr. Carter
32 indicated that Triangle behind Publix is not the District's jurisdiction, and Mr. Dorrill added that
33 they are sensitive to line-of-sight issues due to the liability. He noted that Mr. Campkin has
34 raised this issue to the Board many times, and agreed that some of the older Junipers should
35 probably be removed, and advised the resident that he had made a note of that to address with
36 Mr. Carter.

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1 ***Lely CDD Workshop – Minutes***

2 ***February 20, 2019***

3 ***Page 6***

4

5 Mr. Limpus asked if he could make a comment about the 951 side of the road at this time, and
6 was advised that he could go ahead. Mr. Limpus took a bike ride and took some pictures, and
7 he encouraged the Board to take a look at that area as there is quite a bit of debris along the
8 road, and many plants have died. There is also a telephone switching box where the wires are
9 exposed, and while he knew this was not the District's issue, perhaps they knew who to
10 contact.

11 Additionally, this resident noted that from Grand Lely towards the I-75 direction, there is no
12 mulch and it badly needs it. There are excessive weeds in these areas as well. Mr. Dorrill
13 indicated that they would look at these pictures during the break before the regular meeting.

14

15 Mrs. Goetz was thanked for her presentation, and a short break was taken in proceedings.